

**JACKSON HOEY HOUSE
2406 HARRIS BOULEVARD
AUSTIN TX 78703**

**C14H-2009-0021
LANDMARKED BY OWNERS IN 2009
MICHELLE WEBER KINNEY
ROBERT KINNEY**

**CERTIFICATE OF
APPROPRIATENESS REQUESTED
REVISED 2/22/2021**

**WE RESPECTFULLY REQUEST TO
AMEND OUR SUBMISSION WITH
CHANGES WHICH MAY ALLOW FOR
ADMINISTRATIVE APPROVAL.
CHAPTER 25 – 11
ARTICLE 4 (B) (3) (c.)**

**WE PROPOSE TO:
CONSTRUCT SWIMMING POOL AND
PATIO**

14' X 28' X 15" HIGH IS TO BEED
LOCATED ON THE SOUTH PORTION
OF THE FRONT LAWN ADJACENT
COVERED PORCH. THE POOL AND ITS
PATIO ARE DETACHED FROM THE
BUILDING ALLOWING FOR
LANDSCAPE PLANTING BETWEEN
BUILDING AND PATIO.

**DELETE SOUTH APPROACH
DELETE CIRCLE DR**

THE SOUTH APPROACH, CIRCLE
DRIVE AND FRONT WALLS WERE
CONSTRUCTED IN 1992, THE
PERMIT NUMBER IS 1992-013640
THE DATE OF CONSTRUCTION
WRITTEN IN CONCRETE POUR
PHOTOS ARE PROVIDED OF EXISTING
NORTH DRIVEWAY AND ADJACENT
PROPERTIES
DRIVEWAYS FOR ALL PROPERTIES
ADJACENT AND TRAVELLING NORTH
BOUND ALONG HARRIS ARE

SINGULAR, NARROW AND LEADING
TO BACK STRUCTURE. A CIRCLE
DRIVE IS AN ANOMALY TO THE
ORIGINAL PATTERN.

A LETTER PENNED BY FORMER
OWNER ANN HOEY IS ENCLOSED AS
TO CONSTRUCTION OF THE CIRCLE
DRIVE AND WALLS IN 1992.

**REPLACE EXISTING 15" HIGH
LANDSCAPE WALL BUILT IN 1992
ADJACENT TO THE SIDEWALK WAS
WITH NEW TO 36" HIGH WALL.
THE STEPS ARE ORIGINAL TO THE
PROPERTY.**

WE INTEND REMOVE THE ADDED
MATERIAL TO REVEAL AND
HIGHLIGHT ORIGINAL STEPS. THE
HEIGHT INCREASE IS INTENDED TO
MITIGATE EROSION ISSUES WHICH
IMPEDE PEDESTRIAN TRAFFIC ON
THE LOWER SIDEWALK AFTER MOST
RAINS.

**REMOVE ATTIC FAN IN FRONT
FACING GABLE END**

THE ATTIC FAN IS A HUNTER
ZEPHAIR A-48 BELT DRIVEN FAN. THE
LABEL INDICATES IT WAS
MANUFACTURED IN MEMPHIS
WHICH DATES THE FAN CIRCA 1946.
HUNTER MOVED THEIR
MANUFACTURING TO MEMPHIS IN
1946. THE FAN IS NOT ORIGINAL TO
THE HOUSE. WITH THE ADVENT OF
CENTRAL AIR CONDITIONING THE
FAN HAS BEEN RENDERED
OBSOLETE.

ATTACHED ARE PHOTOS, CATALOG
NUMBER AND INFORMATION ON THE
FAN. UPON FAN AND FAN SHUTTER
ENCLOSURE REMOVAL THE
ALTERED AREA OF FAÇADE SHALL
BE REPAIRED WITH HALF TIMBERING
AND STUCCO TO MATCH ADJACENT.

SITE AND PROJECT DESCRIPTION:

THE EXISTING BUILDING IS SETBACK FROM THE CURBLINE/STREET 96', IT IS 66' FROM SIDEWALK

THE EXISTING FIRST FLOOR LEVEL IS 84" ABOVE CURBLINE ED

THE POOL PATIO IS TO BE 78" ABOVE AND 6" BELOW THE FIRST FLOOR LINE.

THE TOP OF THE RAISED TANK ON THE POOL WILL BE 15" HIGH, MAKING THE TOP OF THE TANK 9 INCHES ABOVE THE FLOOR LINE

THE TOP OF CURRENT SHRUBS AT WALL LINE AT SIDEWALK IS 101" TOP OF SHRUBS AT HOUSE ARE 114"

BY CODE THE POOL WILL REQUIRE A FENCED ENCLOSURE.

THE RENDERINGS SHOW THE ENCLOSURE TO BE A LIGHT WROUGHT IRON FENCE SURROUNDING THE POOL AND PATIO. ITS FINAL PLACEMENT HAS NOT BEEN DETERMINED. THE ENCLOSURE COULD BE EXPANDED TO ENCOMPASS THE BROADER LAWN ADJACENT THE POOL AREA.

THE RENDERINGS ARE PRESENTED WITHOUT PLANTINGS FOR CLARITY. PLANTINGS WILL OCCUR AT FRONT WALL ADJACENT TO SIDEWALK BUT ARE NOT INTENDED TO OBSTRUCT THE VIEW INTO THE LOT. PRIVACY PLANTINGS WILL OCCUR ALONG THE SOUTH FENCELINE BY THE POOL

BACK UP EXHIBITS:

SITE PLAN

EXTERIOR ELEVATIONS

PHOTOS

RENDERINGS OF PROPOSED CHANGES

FAN INFORMATION

PHOTOS PROVIDED SHOW LANDMARK REVIVAL STYLE HOMES WITH SIMILAR LANDSCAPE FEATURES OF PATIOS, TERRACES AND POOLS:

ITALIAN RENAISSANCE REVIVAL ROBERTSON TRICE HOUSE

110 WEST 33RD STREET

LARGE REFLECTING POOL IN FRONT YARD

TUDOR REVIVAL VIOLET CROWN HOUSE

1504 WEST LYNN

HUGO KUEHNE

TERRACE

TUDOR REVIVAL ADAMS HOUSE

2200 WINDSOR ROAD
TERRACE

TUDOR REVIVAL PRIVATE – NOT A LANDMARK

2208 WINDSOR ROAD
TERRACE

SPANISH COLONIAL REVIVAL DAVIS SIBLEY BELL HOUSE

2210 WINDSOR ROAD
TERRACE
SWIMMING POOL IN FRONT YARD

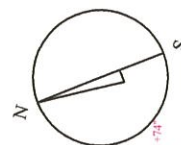
TUDOR REVIVAL
A D & MAE BOLM HOUSE
2309 WINDSOR ROAD
HUGO KUEHNE
TERRACE

MEDITERRANEAN REVIVAL
BULL HOUSE
2213 EAST WINDSOR ROAD
POOL IN FRONT
ARCHITECTURE IS ATTRIBUTED
WITHOUT DATA TO HUGO KUEHNE
THE APPROVED SWIMMING POOL
STRUCTURE IS LOCATED IN THE
HISTORIC FRONT YARD ALONG WITH
WALLS WHICH COVER ORIGINAL
STONE RETAINING WALL MATERIALS.
THE NEW CONSTRUCTION COVERS
1/3 OF HISTORIC FAÇADE FROM
STREET VANTAGE. NO INFORMATION
IS SHOWN ON PERMIT APPLICATION
FOR NEW STONE NOR STEEL
RETAINING WALLS.
THIS HISTORIC FRONT YARD FACADE
WAS SPECIFICALLY IDENTIFIED AND
MENTIONED AS TO BE SIGNIFICANT
IN A DEMOLITION APPLICATION
BEFORE DESIGNATION. HILLSIDE
LAWN IS OF INTEREST AS IT
THE RESTING PLACE OF THE
DEMOLITION MATERIALS FROM THE
ORIGINAL UT MAIN BUILDING.

MEDITERRANEAN:
COMMODORE PERRY ESTATE
HUGO KUEHNE
POOL IN FRONT

ADDITIONAL PHOTOS INCLUDE
MISCELLANEOUS REVIVAL STYLE
HOMES WITH TERRACES

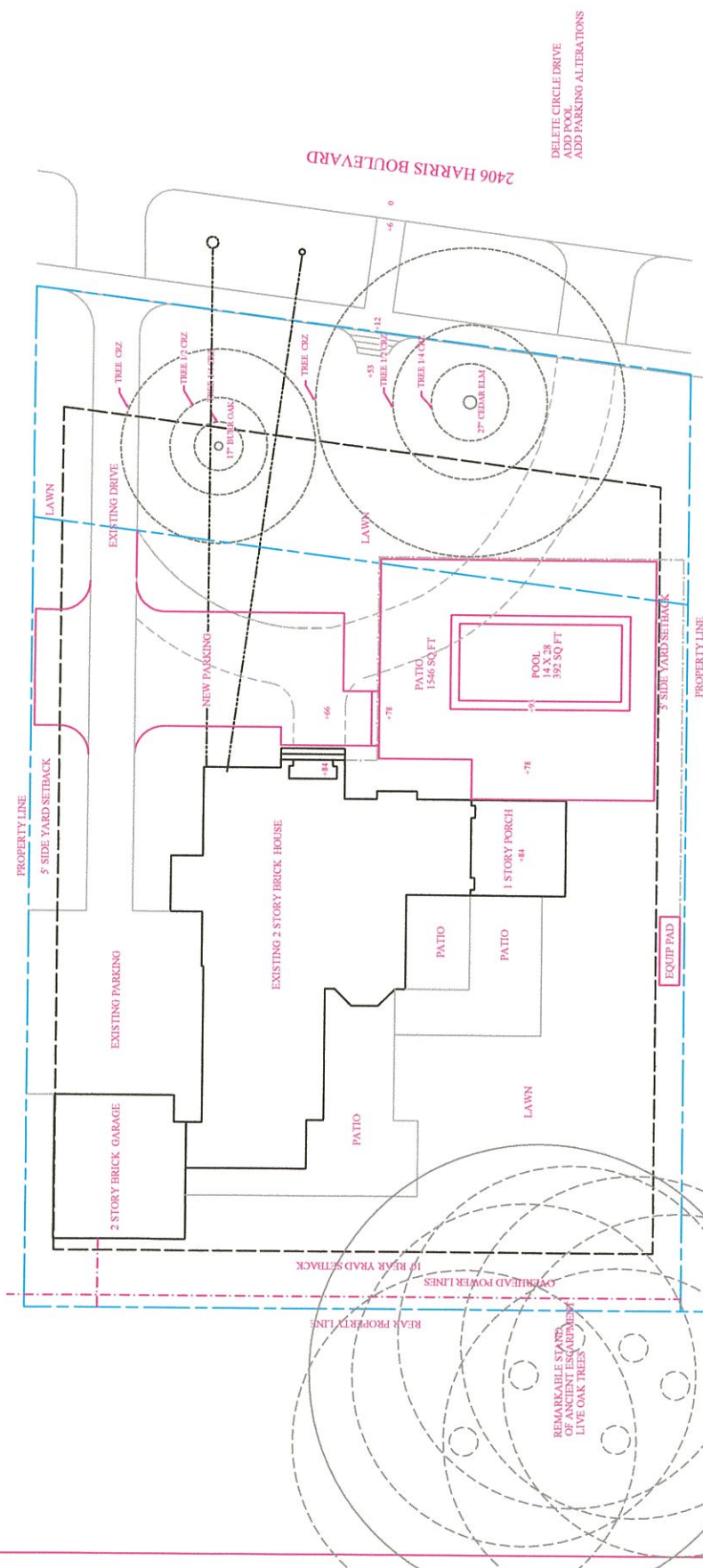
UPDATE 2/22/2021



ELEVATIONS OFF STREET
EXISTING BACK PLANT LINE
EXISTING FIRST PLANT LINE
EXISTING STONE WALL +15'
NEW STONE WALL +36'

FENCE/WALL 6'-0"

PARTIAL SECTION THRU LOT



TINA CONTRAS ARCHITECT
1803 PALMA PLAZA
AUSTIN, TEXAS 78703
512.350.3175

INGROUND POOL
2406 HARRIS BOULEVARD
AUSTIN TEXAS 78703

PROJECT 1
DATE: DECEMBER 1, 2020
SCALE: 1/8" = 1'-0"
REVISIONS

SHEET NAME
FRONT ELEVATION
SHEET NO

EC-1

STREET FACING ELEVATION - EXISTING



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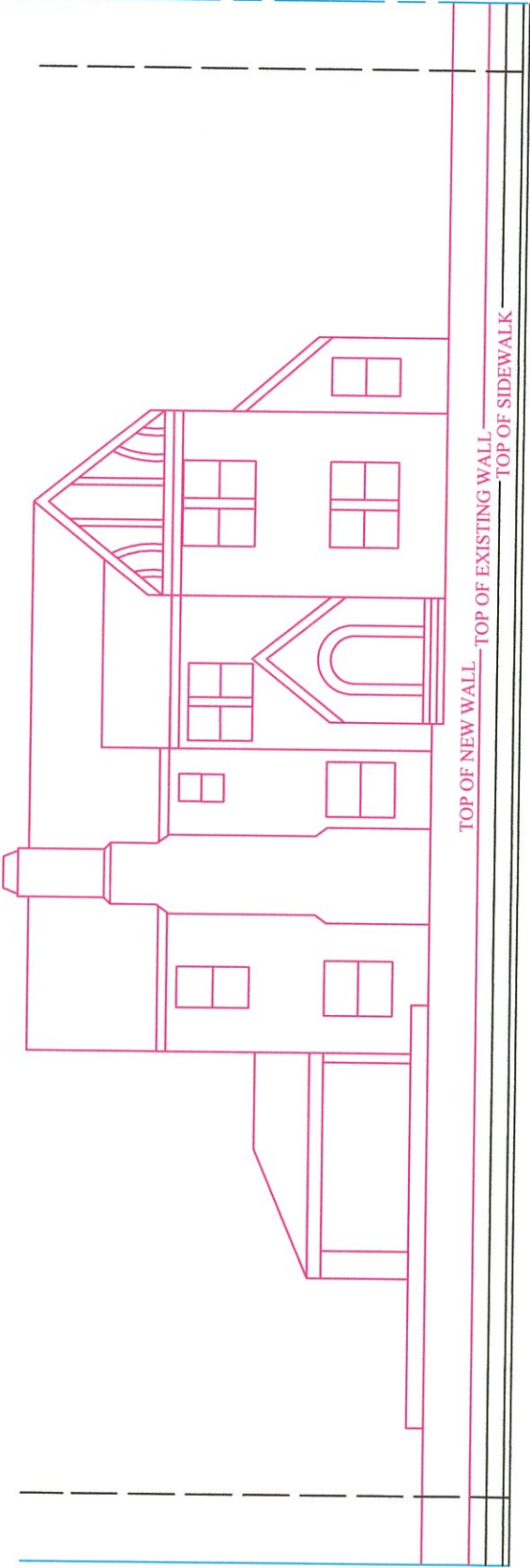
INGROUND POOL
2406 HARRIS BOULEVARD
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PROJECT: 1
DATE: DECEMBER 1, 2020
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REVISIONS
SHEET NO.
FRONT ELEVATION

SK-1

DELETE CIRCLE DRIVE
ADD POOL
ADD PARKING ALTERATIONS
DELETE ATTIC FAN



STREET FACING ELEVATION



















